



**SHREWSBURY PLANNING BOARD  
SHREWSBURY, MASSACHUSETTS**

**MINUTES**

Regular Meeting: December 2, 2004 - 7:00 P.M.  
Location: Selectmen's Hearing Room - Municipal Office Building

**Present:** Melvin P. Gordon, Chairman  
Kathleen M. Keohane  
Donald F. Naber

**Absent:** Stephan M. Rodolakis, Vice-Chairman  
Jill R. Myers, Clerk

**Also Present:** John D. Perreault, Town Engineer  
Eric Denoncourt, Engineer/Planner

Mr. Gordon opened the meeting at 7:00 P.M.

**1. Review and Approve Minutes**

The Board voted to approve as submitted the Minutes of September 9, 2004, October 7, 2004, and November 4, 2004.

**2. Signed bills.**

**3. Meetings and Hearings**

**7:00 P.M. Board Member Comments**

There were no Board Member Comments.

**7:05 P.M. Stonewall Farm (now Adams Farm), Senior Housing  
Special Permit and Site Plan Approval  
Continued Public Hearing  
(Site Plan Approval Deadline: 65 days from close of hearing)  
(Special Permit Deadline: 90 days from close of hearing)**

Mr. Gordon read a letter dated November 30, 2004, from Kevin Giblan, asking for a continuance, as they are still working on information. The Board voted to allow the continuance to January 6, 2005.

Mr. Gordon continued the hearing to January 6, 2005, at 7:05 P.M.

**7:10 P.M.            Memorial Heights, Preliminary Subdivision Plan  
Informal Public Hearing  
(Decision Deadline: November 26, 2004)**

Mr. Gordon read a letter dated December 1, 2004, from Attorney Kevin Byrne, who represented Michael Harrington, the developer, asking to withdraw the subdivision plan.

The Board voted to allow Mr. Harrington to withdraw the subdivision plan for Memorial Heights.

**7:15 P.M.            Burakos-Ducharme Subdivision, Preliminary Plan  
Informal Public Hearing  
(Decision Deadline: December 24, 2004)**

Attending the hearing were Paula Ducharme – the property owner, and Jeff Howland – the engineer from Graves Engineering.

Mr. Gordon asked Mr. Graves to sign the letter requesting an extension of time for the Board to make their decision.

Mr. Howland said the proposal is to build a subdivision street and add two additional lots and eight parking spaces for the existing five-family house. He noted receiving the comments from the Board of Health, Highway Superintendent, and Engineering. He commented, regarding the concern about site distance that if the driveway is placed to far west of property, there is 209 feet of site distance.

Mr. Gordon discussed the following:

- 1) suggested they ask for a waiver for slope granite curbing;
- 2) asked Mr. Howland to explain waivers
  - a. right-of-way radius;
  - b. sidewalks on one side of street;
  - c. allow maximum 2:1 slope;
  - d. pavement width 40 feet to 30 feet
- 3) wells be removed? Mr. Howland said this will be addressed at the definitive.
- 4) frontage on which street? Mr. Howland said there is enough frontage for either street.
- 5) straighten out bounds?

Ms. Keohane expressed concern about the “squeeze” on Lot 1 regarding the detention basin and it getting forgotten in the back of the lot. Mr. Howland said this will be addressed at the definitive part of the stormwater management.

Mr. Gordon read into the record letters from Highway and Board of Health.

Mr. Gordon commented about looking at sewer and asked they try to address this in definitive. Mr. Howland said they would.

Jim Bernie, 178 Old Mill Road, expressed concern about septic being put in within 100 feet of the pond. He also noted that a telephone pole at that property has been hit twice this year.

Lisa Bernie, 178 Old Mill Road, asked if traffic counts would be done. She said one day a school bus was stopped to top pick up her son and a car came around the corner, and had to make a very quick stop and ended up in the woods.

Mr. Howland noted that the existing driveway will be eliminated and the traffic from the existing house will exit onto subdivision road.

Mr. Gordon officially closed the hearing.

#### **4. New Business**

##### **a. Meeting Schedule for 2005**

The Board noted the meeting schedule for 2005 and agreed to make the following changes:

- 1) April 7, 2005 – meeting to be held in the Old Selectmen's Hearing Room
- 2) Change the December 1, 2005 meeting to December 8, 2005
- 3) A date will be established in March or April to do the Subdivision Tour, so members can review the streets to be voted for acceptance as public ways at the Annual Town Meeting.

##### **b. Bond Reduction for Federal Estates Subdivision**

Mr. Gordon commented that he went out there and it looks complete except for a few minor items. Mr. Denoncourt said Engineering is satisfied.

The Board voted to allow the bond reduction for Federal Estates Subdivision.

#### **5. Old Business**

##### **a. Ternberry Subdivision, Completion Schedule**

Attorney Kevin Byrne asked to continue this discussion to next meeting. The Board voted to continue this discussion regard the completion schedule, to January 6, 2005.

##### **b. Shannon's Woods Subdivision, Completion Schedule**

Jim Casa attended the discussion, representing his Father, Mike Casa. Mr. Casa said the sidewalks should be done by 10:00 Friday and then they will start on driveways. He commented that Aggregate is open until December 23, 2004.

Residents in the subdivision expressed the following concern:

- 1) Felt that future focus be put on the subdivision;

**5. Old Business (Cont'd)**

**b. Shannon's Woods Subdivision, Completion Schedule (Cont'd)**

- 2) Concern that one project to finish the subdivision isn't being done all at once and then move on to another. He said they did part of the driveway and the moved to another. Mr. Casa explained the system for the driveways.

Nicholas Hamawi, 46 Grace Avenue, wants to be sure that proper materials are being used. He said some drives are buckling up. He also asked about installation of a stop sign.

Jennifer Smith, 9 Shannon Drive, said she attended the meeting in October and they were told that work would be done by November 19, 2004, and said it is not, and asked what assurances there were to get work done now.

Richard Preble, 48 Grace Avenue, expressed concern that if weather goes down hill and is not done by December 23, 2004, and now work won't be done until Spring.

The Board noted the concerns and said they will continue to monitor the subdivision through the Engineering Department.

**c. Boston Hill Access Driveway**

Attending this discussion were Charles Sanderson – the developer of Boston Hill, and Attorney Donna Truex – from Bowditch & Dewey, who was representing Charles Sanderson.

Attorney Truex said she submitted a letter to Engineering, on this date, in the afternoon, that authorized signalization to be put in.

Mr. Gordon noted on Page 2, of the BSC Group November 23, 2004 letter, regarding conduit. Mr. Sanderson said he will be attending a meeting at Mass. Highway this week, and Attorney Truex said she will be attending that meeting and noted that reports will be bi-weekly to Engineering.

Mr. Gordon suggested extending the modification to June 15, 2005, pending continued work and monthly reports. The Board voted to extend modification to June 15, 2005.

**d. Estate of Carl L. Hook, Peter E. Hook and Rosemary Hook MGL, Chapter 61A, Section 14 – Notice of Sale/Conversion**

Mr. Denoncourt commented that the Sudbury Valley Trustees may be interested in this parcel. The Board voted as follows:

**5. Old Business (Cont'd)**

**d. Estate of Carl L. Hook, Peter E. Hook and Rosemary Hook MGL, Chapter 61A,  
Section 14 – Notice of Sale/Conversion (Cont'd)**

“If the Sudbury Valley Trustees are interested in acquiring the Hook parcel, then the Planning Board would recommend that the Board of Selectmen transfer their rights to the Sudbury Valley Trustees. In the event that the Sudbury Valley Trustees are not interested in the property, then the Planning Board recommends that the Board of Selectmen not purchase the parcel.”

**6. Correspondence**

The meeting adjourned at 8:00 P.M.

Respectfully Submitted,

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*Annette W. Rebovich*